

MINUTES OF THE RUTHERFORD COUNTY PLANNING COMMISSION
November 27, 2007

Marshall Atchley
Jim Huffstickler
Dwayne Harris
Jim Still
Harold Thompson
Ronnie Harrill
Mike Hager
Steve Wright

Approval of October minutes, Steve Wright.

The Ridge at South Mountain, Phase 6 (Final). Nearly finalized, but since there will be no meeting in December, are requesting final approval pending a final site inspection by County Planner, including E-911 approval of a road name. Motion by Mike Hager; seconded by Jim Huffstickler. Planning Commission voted unanimously to approve.

Gilbertown East requests a 6-month extension for the Guaranteed Infrastructure to be completed by June, 2008. This is for 1169 lineal feet of paving. The project is guaranteed via letter of credit at \$134,833.55 (including extra 25% required by ordinance). Water main, and road base is complete leaving the paving as the only element lacking. Note that the amount of bonding is not being decreased—only requesting an additional 6 mos. If approved, this will go to CC at their January meeting. Motion by Mike Hager; seconded by Jim Still; PC voted unanimously to approve.

GreyRock Progress Report and request for extension of completion dates throughout various sub-sections for Guaranteed Road Completion ranging from Aug. 2008 through dates in 2011. NCDENR has released all holds and are now allowing building permits to be issued. They have actually stated that “after more than two years, we are finally proud of this development. – Wayne Watkins”

If this deadline is to be extended, a new estimate of construction costs must be submitted for any remaining construction subject to the guarantee and validate these dates are disclosed to the lot owners throughout GreyRock. County Planner will meet with County Attorney to get feedback on these projected dates and report to county manager and BOCC. He also suggests that the Progress reports continue on at least a 90 day basis. Motion by Mike Hager to accept with contingencies: 1. Attorney & CC approval; 2. annual reevaluation regarding amount bonded; 3. Continue 90 day progress report from GreyRock associates; seconded by Jim Still. PC voted unanimously to approve.

Update on Henrietta Quarry with Permit plans. Application process is now complete, in that all Federal and State regulatory agencies have permitted the project. The local review is complete and project plans comply with the local regulations. Draft of permit was given to PC members with the conditions of the permit noted on the reverse side of permit. No discussion after receiving the status report from the Watershed Administrator.

Meeting adjourned.